

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 38				
% of Funds Committed	92.96 %	94.75 %	22	96.48 %	23	22	
% of Funds Disbursed	81.68 %	89.45 %	29	89.00 %	18	15	
Leveraging Ratio for Rental Activities	0	4.65	27	4.81	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	74.71 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.93 %	61.74 %	7	70.99 %	76	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.50 %	76.42 %	9	81.75 %	86	90	
% of 0-30% AMI Renters to All Renters***	97.50 %	40.57 %	2	45.84 %	98	99	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.30 %	1	96.12 %	100	100	
Overall Ranking:			In State: 6 / 38		Nationally: 84 86		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$5,543	\$16,190		\$27,889	40 Units	10.10 %	
Homebuyer Unit	\$27,477	\$10,229		\$15,632	347 Units	87.40 %	
Homeowner-Rehab Unit	\$16,245	\$31,665		\$21,037	5 Units	1.30 %	
TBRA Unit	\$3,925	\$3,647		\$3,206	5 Units	1.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Garland TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$5,543	\$92,742	\$16,245
\$58,916	\$63,083	\$34,305
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	60.0	19.6	40.0	60.0	Single/Non-Elderly:	0.0	20.2	0.0	60.0
Black/African American:	17.5	30.0	20.0	40.0	Elderly:	97.5	3.5	20.0	0.0
Asian:	0.0	4.9	0.0	0.0	Related/Single Parent:	0.0	30.5	40.0	40.0
American Indian/Alaska Native:	2.5	0.0	0.0	0.0	Related/Two Parent:	0.0	36.6	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	9.2	20.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.0	2.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.3	0.0	0.0					
Asian/Pacific Islander:	17.5	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	40.3	40.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	97.5	11.8	0.0	60.0	Section 8:	0.0	0.0 [#]		
2 Persons:	2.5	25.6	80.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	25.4	0.0	20.0	Other:	100.0			
4 Persons:	0.0	19.9	0.0	20.0	No Assistance:	0.0			
5 Persons:	0.0	11.0	20.0	0.0					
6 Persons:	0.0	5.2	0.0	0.0					
7 Persons:	0.0	1.2	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			40	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Garland State: TX Group Rank: 84
 (Percentile)
 State Rank: 6 / 38 PJs Overall Rank: 86
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	86.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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